



Jaques Close, Water Orton, B46 1TJ Offers in the region of £375,000

Well presented detached home in the popular village of Water Orton. In brief the property comprises entrance hallway, lounge, dining area, kitchen, downstairs wc, three bedrooms, master with en-suite, shower room, rear garden, off road parking and garage. The property also benefits from double glazing and central heating (both where specified)

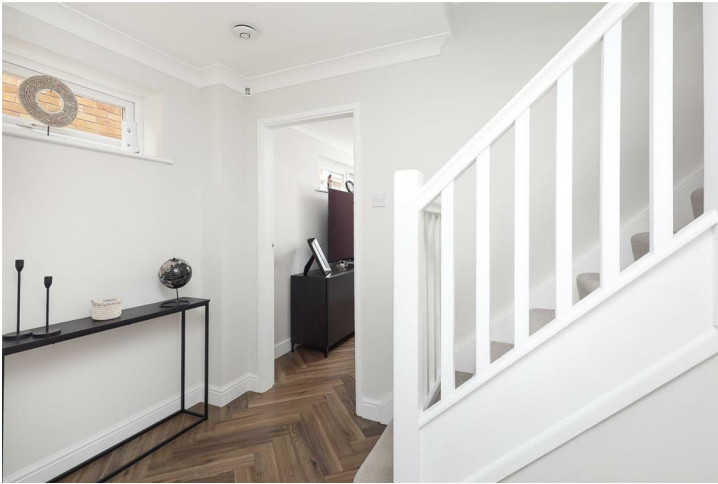
Approach

Driveway providing off road parking.



Entrance Hallway

Double glazed window to side, ceiling light point, radiator, built in storage cupboard and stairs rising to first floor accommodation.



Lounge

16'9" x 10' (5.11m x 3.05m)

Double glazed window to side, gas fire point with decorative surround and ceiling light point.



Dining Area

8'03" x 6'05" (2.51m x 1.96m)

Double glazed French doors to rear, ceiling light point and radiator.



Kitchen

15'11" x 7'7" (4.85m x 2.31m)

Having a range of matching wall, base and drawer units, sink with mixer tap over, integrated fridge freezer, oven, microwave oven, hob, extractor hood, washing machine and dishwasher, double glazed window to rear, double glazed window and door to side, radiator and inset ceiling spotlights.



Downstairs WC

Double glazed window, sink and low level wc set in vanity unit, ceiling light point and radiator.



Landing

Double glazed window to side, ceiling light point and access to loft void.

Bedroom One

14'09" to wardrobes x 10' (4.50m to wardrobes x 3.05m)

Two double glazed windows to fore, radiator and ceiling light point.



En-Suite

Shower cubicle with shower over, low level wc and sink set in vanity unit and inset ceiling spotlights.



Bedroom Two

8'01" x 14' (2.46m x 4.27m)

Double glazed window to rear, radiator, built in wardrobe, built in storage and ceiling light point.



Bedroom Three

10'11" x 8'06" max (3.33m x 2.59m max)

Double glazed window to rear, built in storage, radiator and ceiling light point.



Shower Room

Double glazed window to side, shower cubicle with shower over, wash hand basin, low level wc, storage cupboard, heated towel rail and inset ceiling spotlights.



Rear Garden

Paved patio area, artificial lawn and enclosed to boundaries.



Further Information

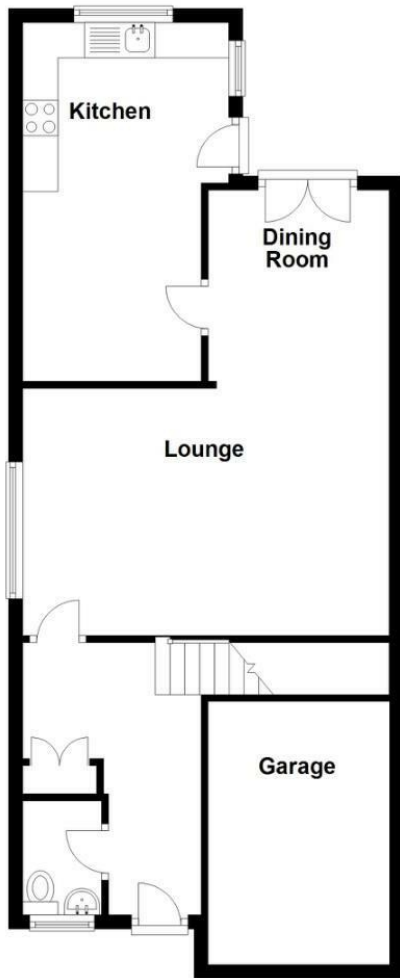
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

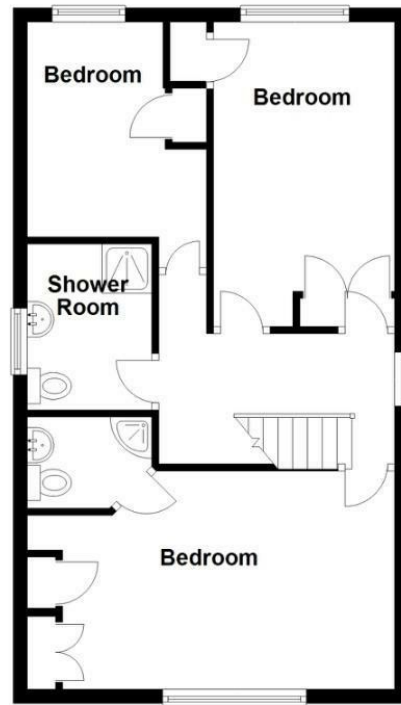
Council Tax Band D

EPC Rating: D

Ground Floor



First Floor



Total area: approx. 111.2 sq. metres (1196.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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